



Middle Street

Strood Green, Brockham

Guide Price £725,000

Property Features

- FOUR BEDROOMS & TWO BATHROOMS
- SUBSTANTIAL DETACHED HOUSE
- 19FT LIVING ROOM WITH WOOD BURNING STOVE
- BROCKHAM VILLAGE
- GARAGE & PARKING FOR TWO CARS PLUS EXTRA SPACES FOR VISITORS
- FAMILY BATHROOM & W/C
- CONTEMPORARY OPEN PLAN KITCHEN/DINING ROOM
- CLOSE TO SHOP, VILLAGE GREEN & DOCTORS SURGERY
- PRETTY WEST FACING REAR GARDEN
- CLOSE TO MILES OF STUNNING OPEN COUNTRYSIDE



Full Description

Occupying a lovely position in the popular village of Brockham, this beautifully presented four-bedroom, two bathroom, detached home combines spacious family accommodation with attractive views across neighbouring fields. A generous kitchen/dining room, two bathrooms and a sunny west-facing rear garden are complemented by driveway parking and a garage. The village shop, nursery, local school and bus services are all within easy walking distance.

The accommodation opens into a bright and welcoming entrance hall with stairs rising to the first floor and a useful downstairs cloakroom. To the front of the house is an impressive 19ft sitting room, where a large bay window provides plenty of natural light and views towards the fields. A log burner creates a cosy focal point, complemented by fitted book shelving. At the rear, the kitchen/dining room forms the heart of the home, with plenty of space to cook, gather and entertain. Contemporary units and integrated appliances are paired with solid wood worktops and real wood flooring, creating a stylish yet welcoming setting. There is ample room for a large dining table, and double doors open directly onto the terrace—ideal for taking family meals and entertaining outside during the warmer months.

Upstairs, the generous landing leads to four bedrooms, the family bathroom and a large airing cupboard, with a pull-down ladder providing access to the boarded loft. Overlooking the rear garden, the spacious principal bedroom benefits from extensive built-in wardrobes and a modern en-suite shower room. The second double bedroom also offers built-in storage and enjoys particularly attractive views across the fields. Two generous single bedrooms provide versatile space for children, guests or a home office, while a modern family bathroom with a white suite completes the first floor.

Outside, the front garden provides an attractive approach, with picket fencing, lawn and established trees and shrubs. A driveway offers parking for two vehicles in front of the garage, with further parking available at the end of the row. To the rear, the west-facing garden is a lovely setting for enjoying the afternoon and evening sunshine. A paved terrace extends across the width of the house, providing space for outdoor dining or simply unwinding at the end of the day. Beyond, a lawn is framed by planted borders, with fencing and hedging enclosing the garden and a useful additional storage area tucked behind the garage.

The garage measures approximately 18ft x 9ft and is positioned alongside the house. It benefits from power and lighting and offers excellent versatility, currently providing storage as well as additional utility space.

Please note: The property is entirely freehold, but it is situated on the common land of Brockham Row. This land is managed by the Strood Green Management Company Ltd, of which each of the five property owners is a member and currently contribute £200 per annum.

Location

Brockham is 1.5 miles east of Dorking and is highly regarded in the area, with its picturesque Green, famous Bonfire night, shops, pubs, Church, school, doctor's surgery and veterinary centre. The village website www.brockham.org identifies many of the clubs, societies and local facilities. Close by is 'The Elizabeth Bailey field' with children's playground. Dorking and Reigate market town centres are a short drive away offering major supermarkets, leisure centres, theatres, cinemas and mainline stations connecting to London Victoria, London Waterloo and Reading. The area is particularly well known for the surrounding countryside which is ideal for walking, riding and outdoor pursuits. Brockham sits at the base of Box Hill and Leith Hill National Trust areas, part of the Surrey Hills area of outstanding natural beauty.

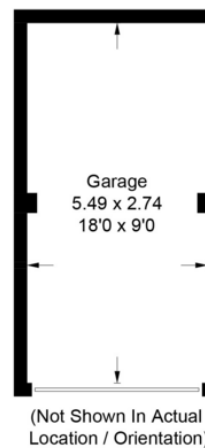
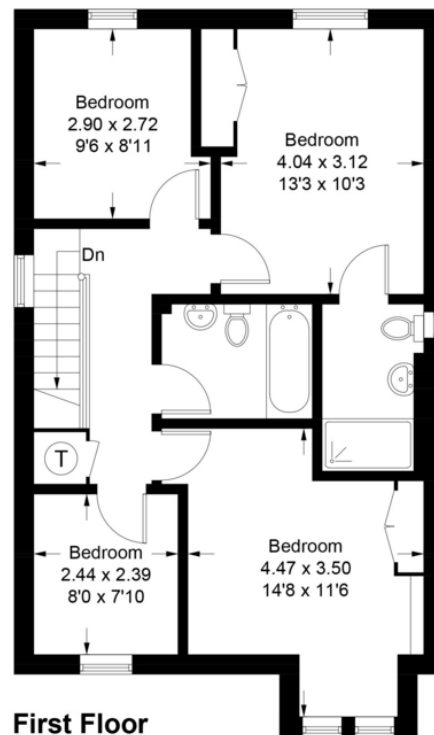
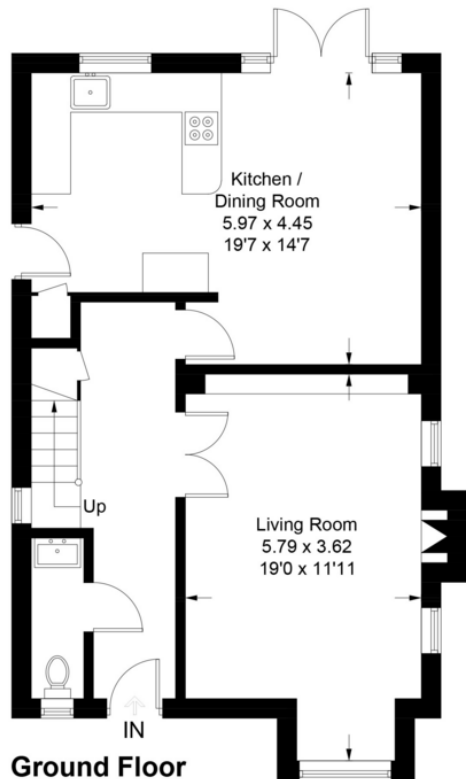
Agents Note: These property details are for guidance purposes only. While every care has been taken to ensure their accuracy, they should not be relied upon as a statement of fact. We strongly advise buyers to independently verify measurements and information with their legal professional. Items known as fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by separate negotiation.





Brockham Row ,RH3

Approximate Gross Internal Area = 117.5 sq m / 1265 sq ft
Garage = 15.1 sq m / 162 sq ft
Total = 132.6 sq m / 1427 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1341452)

COUNCIL TAX BAND

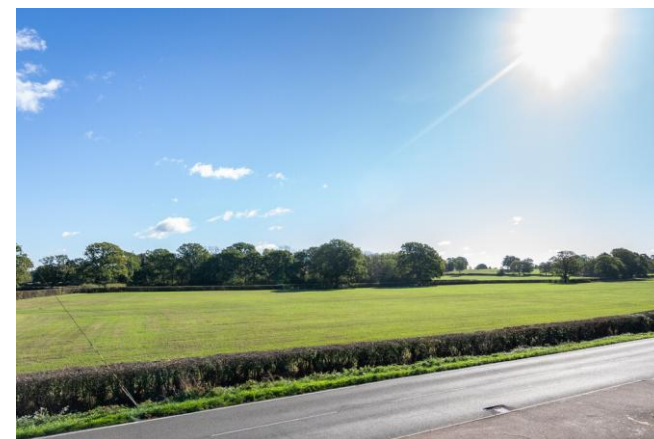
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TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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